

**MEMORANDUM**

To: Bruce M. Flower, Chairman,  
and the Town of Wappinger Planning Board

Date: April 27, 2022

Subject: **Betero Subdivision**  
Tax Lots 6056-02-835650

As requested, we reviewed the application of Gillespie & Associates, (the “Applicant”) for Subdivision Approval.

**The Property**

The subject property is known as Tax Lots 6056-02-835650 on the Town of Wappinger Tax Assessment Maps and would be subdivided to create 1 additional lot to be served by a shared and existing driveway off Stonykill Road in both the Single Family Residential (R-40) and the Single Family Residential (R-80) zoning district (the “Subject Property” or “Site”).

**The Proposal**

The Applicant is proposing to subdivide one existing lot with a total of 6.21 acres into 2 building lots. Lot 1 would be located in the R-40 Single Family Residential district and Lot 2 would be located in the R-40 and R-80 Single Family Residential districts with the building located in R-80 and therefor complying with R-80 bulk standards as per §240-10. The two lots will share an existing driveway that would connect to Stonykill Road. The Subdivision would feature on-site wastewater management facilities on each lot in the form of in ground septic fields and well water. The proposal also includes an approximate limit of 0.75 acres of disturbance (the “Project” or “Proposed Action”).

**Submission**

The Applicant has submitted for review an Application for Preliminary Subdivision Approval dated 10/8/19; a Short Environmental Assessment Form dated 10/8/19; a comment response memo dated 4/18/22; and a single sheet subdivision plat entitled “Betero” prepared by M. Gillespie and Associates, dated 10/3/19 last revised 4/15/22:

This application was last before the Planning Board at the November 4, 2019, Planning Board meeting. Since then, a number of our outstanding comments have been addressed. We offer the following comments for your consideration.

### **REVIEW COMMENTS**

1. Shared Driveway. The existing driveway proposed to be a shared driveway will require maintenance and access easements. We defer to the Town Attorney and Town Engineer regarding this matter.
2. Area of Disturbance. A note on the plans identifies the area of disturbance on Lot 1 as being approximately 0.75 acres. It is not clear if this measurement includes the area of disturbance shown on Lot 2. The Applicant should confirm this.
3. Sight Distance. We understand that there was a meeting on August 5, 2021, between the applicant and the Town Superintendent of Highways to address the proposed sight distances. We defer to the Town Engineer and the Town Superintendent of Highways with respect to sight distance measurements at the proposed driveways.
4. Bulk Table. The Bulk Table shows the proposed building coverage of Lot 2 as being less than 12% when 10% is the maximum allowed. This should be corrected.
5. Building Footprint. The conceptual building shown on Lot 1 infringes into the side yard setback shown and should be revised to demonstrate Lot 1 to be a viable lot for the construction of a home.

We look forward to discussing our comments with you. If you have any questions with respect to the above, please let us know.

Sarah L. Brown, AICP  
Principle Planner

Malcolm Simpson  
Planner

cc: James Horan, Esq.  
Barbara Roberti  
Jon Bodendorf, PE  
Michael Sheehan  
Michael Gillespie, PE (mgillespie@mgaengrs.com)